

DESCRIPTION OF A 13.485 ACRE TRACT

Situated in Sections 20, 25 and 26, T.10, R.14, Dover Township, Athens County, Ohio and being a parcel of land conveyed to Charles W. Cochran III Trustee et.al. as recorded in Volume 436, Page 1091 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found on the south -line of an unimproved alley in the Village of Chauncey that bears South 13 degrees 24 minutes 47 seconds East, 16.5 feet from the South-east corner of Lot 499 in the Village of Chauncey, Ohio.

Thence, along a line of the Village of Chauncey:

S 13° 24' 47" E, 184.80 feet to an iron pin found;

N 63° 19' 30" E, 152.57 feet to a point at the South-west corner of Gretz (437-869 O.R.)

Thence, along the line of New York Coal Sales Co. (200-696 D.R.)

S 23° 34' 43" E, 156.04 feet to an iron pin found at the foot of the Hocking Canal Tow -path;

Thence, along the said Tow-path and the line of Hartman (137-845 O.R.)

S 67° 02' 23" W, 485.00 feet to an iron pin found;

S 41° 02' 23" W, 893.60 feet to an iron pin found;

S 43° 32' 23" W, 243.70 feet to an iron pin found;

S 52° 02' 23" W, 277.40 feet to a Mag Nail in a wood timber;

S 55° 02' 23" W , 103.71 feet to an iron pin found;

Thence, along the line of Jones (423-1910 O.R.)

N 36° 31' 48" W, 175.19 feet to a point in State Route 682, passing an iron pin found at 145.1 feet;

Thence, along State Route 682:

N 58° 51' 01" E , 104.36 feet;

N 52° 18' 57" E, 92.01 feet;

N 44° 28' 01" E, 80.73 feet;

N 34° 25' 35" E, 114.85 feet;

N 29° 19' 06" E , 739.32 feet;

N 35° 11' 40" E , 130.62 feet;

N 43° 17' 32" E, 27.12 feet;

N 51° 23' 17" E, 153.78 feet;

N 54° 08' 14" E, 196.72 feet;

N 47° 19' 59" E, 110.34 feet;

Thence, leaving State Route 682 and along the south-line of an unimproved alley

N 76° 35' 13" E, 274.82 feet , passing an iron pin found at 61.39 feet, to the point of beginning and containing 13.485 acres of which 0.11 acres are in Sec, 20, 0.108 acres are in Sec. 25 and 13.366 acres are in Sec. 26.

Subject to all easements and rights of way of record

Iron pins found were 5/8" rebar with I.D. Cap stamped "Cassell S-6378"

Reference Documents: Tax Plat-Deeds- Jerry L. Cassell Survey (3-13-02)

Bearings are Grid North N.A.D. 83 Ohio South Zone

The above description is based on a field survey completed November 2016 by

John M. Branner P.S. 6805

John M. Branner

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Stewart*
DATE: 11/21/16



Legal Description Pre-Approval
APPROVED

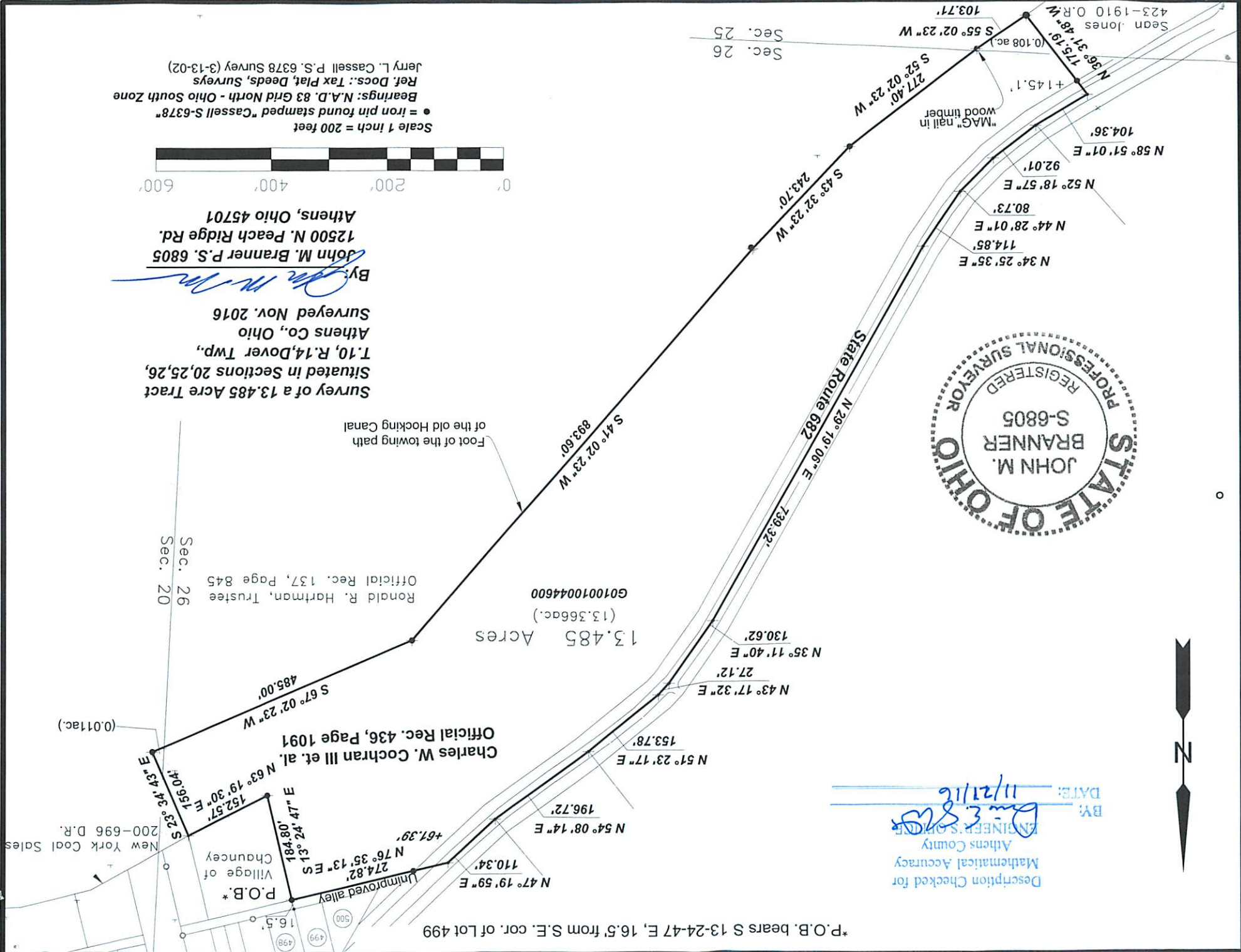
All transfers are subject to
Athens County Conveyance Standards

DEC 07 2016

Jill Thompson
Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *D.E. [Signature]*
 DATE: 11/21/16



*P.O.B. bears S 13-24-47 E, 16.5' from S.E. cor. of Lot 499

P.O.B.*
 Village of
 Chauncey
 184.80'
 13° 24' 47" E
 152.57'
 19° 30' E
 156.04'
 S 23° 34' 43" E
 (0.01ac.)
 S 67° 02' 23" W
 485.00'
 Ronald R. Hartman, Trustee
 Official Rec. 137, Page 845
 13.485 Acres
 G010010044600
 (13.366ac.)
 Charles W. Cochran III et. al.
 Official Rec. 436, Page 1091
 S 47° 02' 23" W
 893.60'
 Foot of the towing path
 of the old Hocking Canal

Survey of a 13.485 Acre Tract
 Situated in Sections 20, 25, 26,
 Athens Co., Ohio
 Surveyed Nov. 2016
 By: *[Signature]*
 John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Ohio 45701



Scale 1 inch = 200 feet
 ● = iron pin found stamped "Cassell S-6378"
 Bearings: N.A.D. 83 Grid North - Ohio South Zone
 Ref. Docs.: Tax Plat, Deeds, Surveys
 Jerry L. Cassell P.S. 6378 Survey (3-13-02)

Sean Jones O.R.M.
 423-1910
 Sec. 26
 Sec. 25
 S 52° 02' 23" W
 277.40'
 103.71'
 N 36° 31' 48" W
 175.19'
 0.108 ac.
 S 55° 02' 23" W
 +145.1'
 "MAG" nail in
 wood timber

N 34° 25' 35" E
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 N 76° 35' 13" E
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 N 54° 08' 14" E
 +61.39'